

IN RE: PETITION FOR ZONING VARIANCE
N/S of Pennsbury Place, 170'
E of Ridge Road
(8810 Pennsbury Place)
14th Election District
6th Councilmanic District
Mark A. Bowling, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a private yard space of 410 sq.ft., more or less, in lieu of the required 500 sq.ft., and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 8810 Pennsbury Place, consists of .029 acres zoned D.R. 16 and is improved with a single family townhouse dwelling which has been Petitioners' residence for the past 3 years. Petitioners recently completed construction of a two-tier deck on the rear of the existing dwelling as depicted in photographs identified as Petitioner's Exhibits 2A through 2D. Testimony indicated that due to a drainage problem, water lays along the rear foundation line and resulted in damage to an existing concrete slab at the rear entrance to the dwelling. Petitioners decided to replace the concrete slab with a wooden deck and added an upper deck to provide access to the second floor of the dwelling. However, the subject improvements have resulted in the need for the requested variances. Testimony and evidence presented indicated the Petitioners have obtained the approval of the community association as well as the adjoining neighbors on both sides of the subject property. Further testimony indicated the relief requested will not

result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of April, 1990 that the Petition for Zoning Variance to permit a private yard space of 410 sq.ft., more or less, in lieu of the required 500 sq.ft., and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASHAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:mjs

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-417-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 307 (C.M.D.P.) To permit a private yard space of 410 square feet in lieu of the required 500 square feet and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

DUE TO THE HOUSE SETBACK IT CAUSED DAMAGE TO THE CONCRETE SLAB, WHICH WAS A HAZARD TO THE ENTRANCE OF THE SLIDING GLASS DOOR AND IT NEEDED TO BE REPLACED. WE DECIDED TO REPLACE IT WITH A WOODEN DECK. IT HAD TO BE A DOUBLE DECK DUE TO THE FRENCH DOORS LOCATED ON THE UPPER LEVEL OF THE HOUSE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Legal Owner(s): (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 2 o'clock P.M.

RECEIVED FOR FILING
DATE 4/5/90
BY J.R.H.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 4-5-90

Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, Maryland 21237

Re: Petition for Zoning Variance
CASE NUMBER: 90-417-A
N/S of Pennsbury Place, 170' E of Ridge Road
8810 Pennsbury Place
14th Election District - 6th Councilmanic
Petitioner(s): Mark Allen Bowling, et ux
HEARING: THURSDAY, APRIL 19, 1990 at 2:00 p.m.

Dear Mr. & Mrs. Bowling:
Please be advised that \$113.49 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

JRH:gs

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF PENNSBURY PLACE WHICH IS 160 FT. WIDE AT THE DISTANCE OF 170 FT. EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET RIDGE ROAD WHICH IS 36 FT. PAVING WIDE BEING LOT # 117, BLOCK 1, SECTION 2 IN THE SUBDIVISION OF FRANKLIN RIDGE TOWNHOUSES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 39, FOLIO # 52, CONTAINING .029 ACRES ALSO KNOWN AS 8810 PENNSBURY PLACE AND LOCATED IN THE 14th ELECTION DISTRICT.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-417-A
N/S of Pennsbury Place, 170' E of Ridge Road
8810 Pennsbury Place
14th Election District - 6th Councilmanic
Petitioner(s): Mark Allen Bowling, et ux
HEARING: THURSDAY, APRIL 19, 1990 at 2:00 p.m.

Variance to permit a private yard space of 410' sq. ft. in lieu of the required 500 sq. ft. and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Mr. & Mrs. Bowling

receipt
No. 1362
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 2/13/90
PUBLIC HEARING FEES
QTY PRICE
010 - ZONING VARIANCE (1RL) 1 X \$35.00
TOTAL: \$35.00
LAST NAME OF OWNER: BOWLING
B 064*****3501a 0135F
Please make checks payable to: Baltimore County
Cashier Validation:

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 29, 1990.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

NOTICE OF HEARING
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CASE NUMBER: 90-417-A
N/S of Pennsbury Place, 170' E of Ridge Road
8810 Pennsbury Place
14th Election District - 6th Councilmanic
Petitioner(s): Mark Allen Bowling, et ux
HEARING: THURSDAY, APRIL 19, 1990 at 2:00 p.m.

J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
JRH 3489 March 28

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No. 2195
Account: R-001-6150
Number

4/19/90

PUBLIC HEARING FEES
QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$113.49
TOTAL: \$113.49
LAST NAME OF OWNER: BOWLING

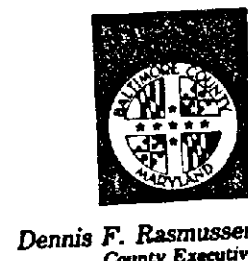
B 107*****113491a 2195F
Please make checks payable to: Baltimore County
Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: Variance
Petitioner: Mark Allen Bowling, et ux
Location of property: N/S Pennsbury Pl., 170' E Ridge Rd.
8810 Pennsbury Pl.
Location of Sign: Living Room Bay Window, main floor
2nd floor of R.H. Haines
Remarks: _____
Posted by: JRH
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 20, 1990



Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
N/S of Pennsbury Place, 170' E of Ridge Road
(8810 Pennsbury Place)
14th Election District - 6th Councilmanic District
Mark A. Bowling, et ux - Petitioners
Case No. 90-417-A

Dear Mr. & Mrs. Bowling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 16, 1990



Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, MD 21237

RE: Item No. 263, Case No. 90-417-A
Petitioner: Mark A. Bowling
Petition for Zoning Variance

Dear Mr. & Mrs. Bowling:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
13th day of February, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Mark A. Bowling, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Donald M. Miller, Item No. 296
Peggy Davison, Item No. 295
Emma Lou Tannenbaum, Item No. 305
Melvin Lee Bixler, Item No. 306
William L. Goodman, Item No. 266
Mark Allen Bowling, Item No. 263
Frederick P. Gick, III, Item No. 262

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

NR 5 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 408
Towson, Maryland 21204
(301) 887-3354

March 9, 1990



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 259, 261, 262, 263, 264, 265, 266, 267, 268, and 270.

Very truly yours,

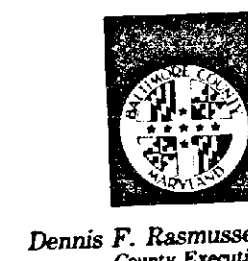
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

NR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

MARCH 14, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARK ALLEN BOWLING
Location: #8810 PENNSBURY PLACE
Item No.: 263 Zoning Agenda: MARCH 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

NR 1 6 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

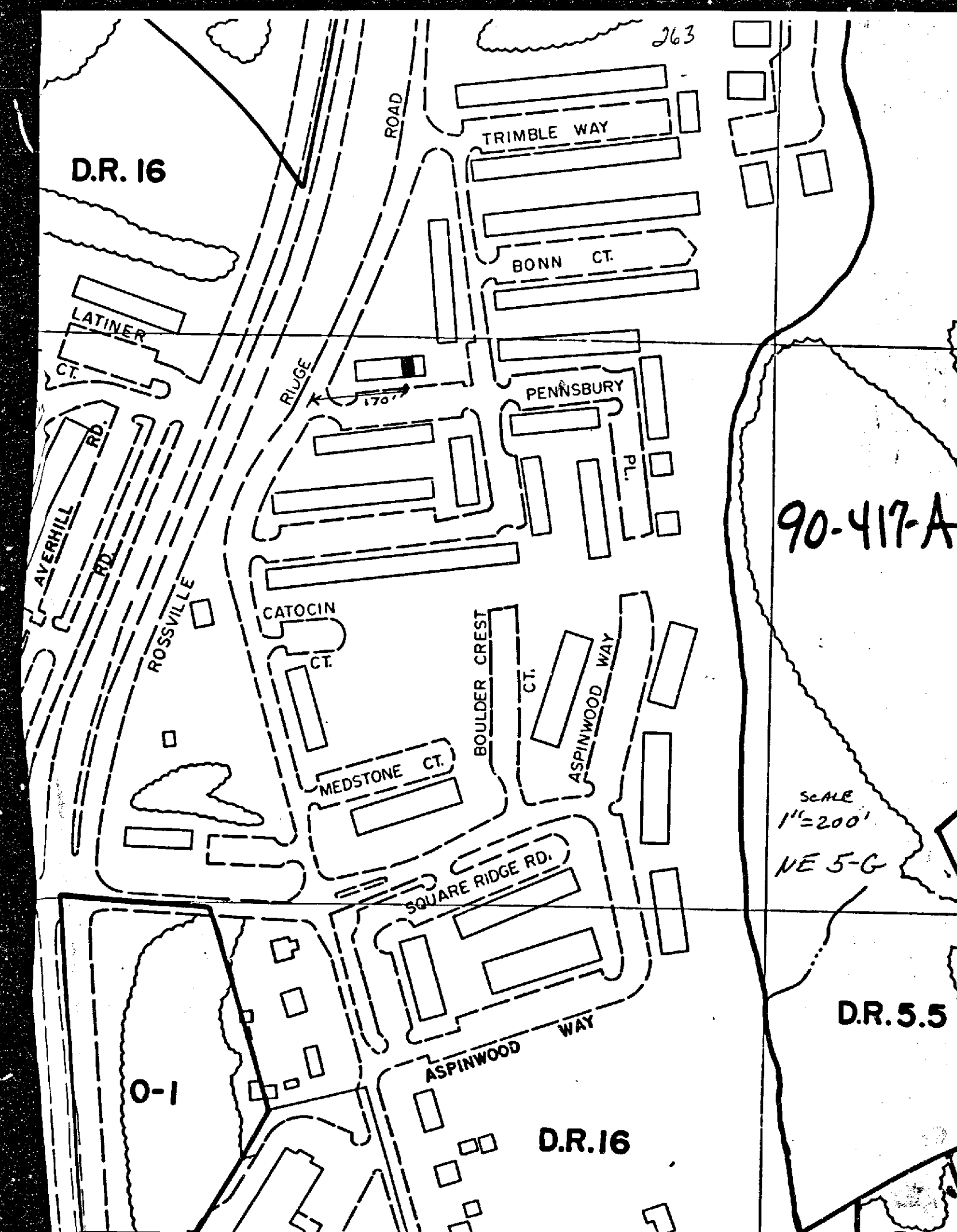
For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

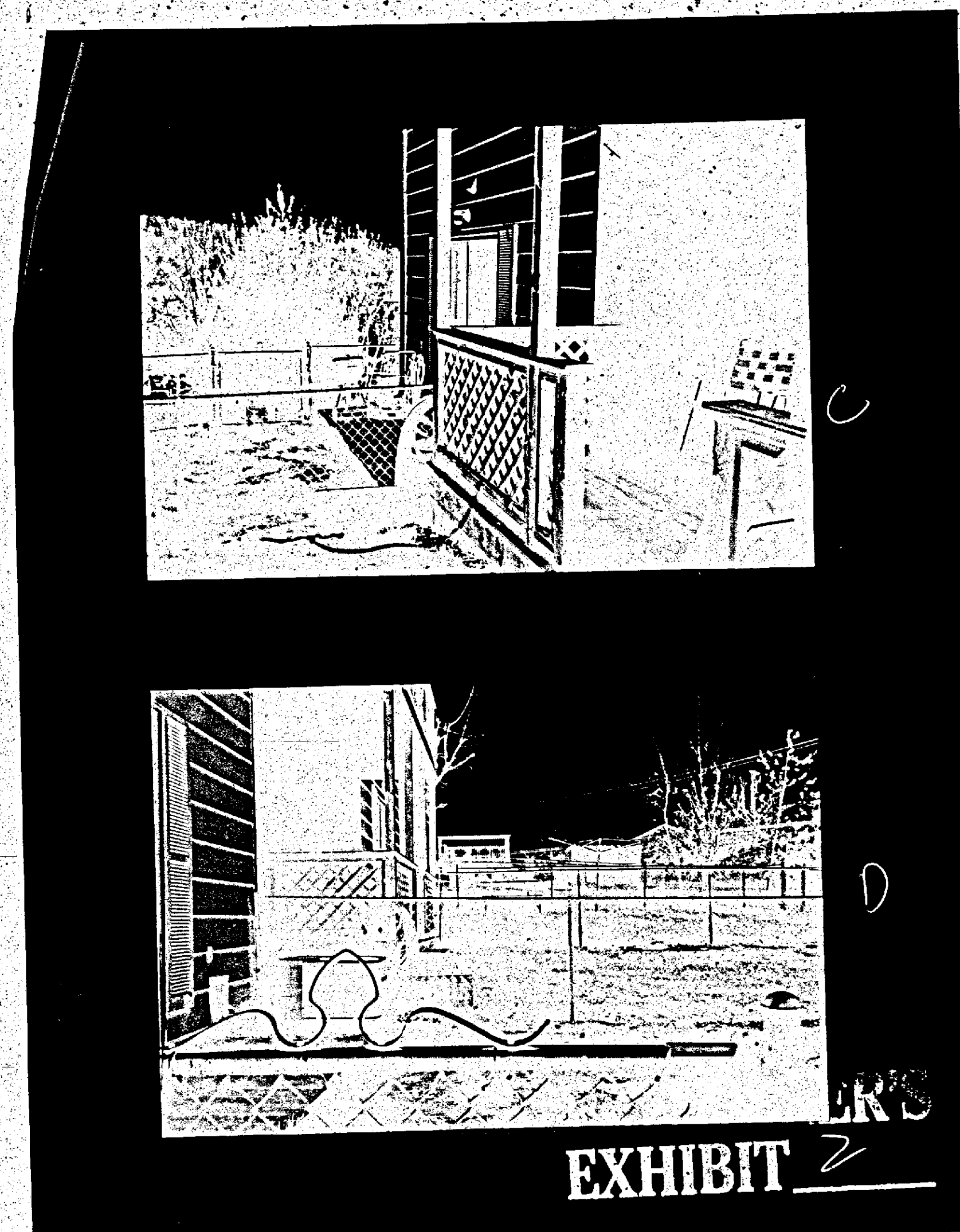
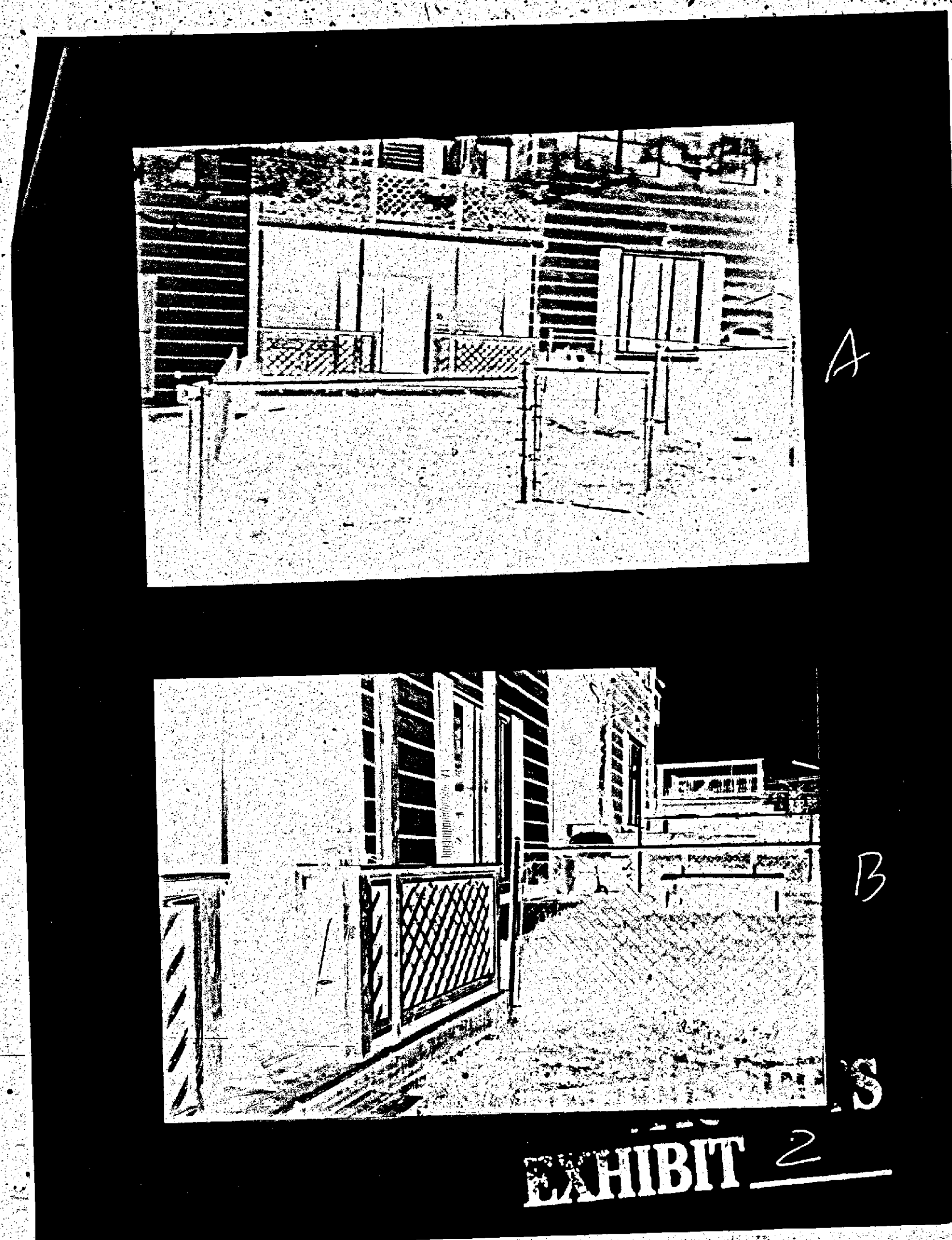
Amendment for 90-154A - No. 819 Ridgely Road, we have no comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

EWB:a

NR 0 6 1990





To Whom it May concern

I have no objections to the deck at 8810 Pennsbury Place. The deck in no way overflows the property lines. I see no reason for the Bowlings to remove their deck.

Sincerely,
Cynthia B. Hartline
8808 Pennsbury Pl.
Balt. Md. 21237

PETITIONER'S
EXHIBIT 3A

To whom it may concern,

My wife and myself have no objections to the deck at 8810 Pennsbury Place. It in no way overflows the property lines. We see no reason for the Bowlings to have to take down their deck.

Sincerely,
Ronald B. Bohn
8812 Pennsbury Pl.
Baltimore, MD 21237

Ronald Bohn appeared before me on April 18, 1990 in Baltimore County, MD.
Dorothy C. Duwall
Dorothy C. Duwall
Commission expires 7/1/90

PETITIONER'S
EXHIBIT 3B

Property Management Resources, Inc. 363
9101 Guilford Road
Columbia, Maryland 21046
301-792-4830

February 12, 1990

Mr. John Lewis
Baltimore County Zoning Dept.

Re: Janice & Mark Bowling
8810 Pennsbury Place
Baltimore, Md. 21237

Dear Mr. Lewis,

This afternoon I spoke to your assistant Julie concerning the above referenced case. As I explained to Julie, we are very concerned that if Mr. & Mrs. Bowling are denied their deck, the community as a whole will suffer. It is my estimation that there are at least 100 decks in the Franklin Ridge HOA in which many may not have county approval.

I respectfully request that this consideration be given to Mr. & Mrs. Bowling until the homeowners association and the county can devise some type of acceptable arrangement.

Should you have any questions regarding this matter, do not hesitate to contact me. Thank you for your time and assistance.

Very truly yours,
John W. Burke
PROPERTY MANAGEMENT RESOURCES, INC.

PETITIONER'S
EXHIBIT 3C

IN RE: PETITION FOR ZONING VARIANCE
N/S of Pennsbury Place, 170'
E of Ridge Road
(8810 Pennsbury Place)
14th Election District
6th Councilmanic District
Mark A. Bowling, et ux
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a private yard space of 410 sq.ft., more or less, in lieu of the required 500 sq.ft., and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 8810 Pennsbury Place, consists of .029 acres zoned D.R. 16 and is improved with a single family townhouse dwelling which has been Petitioners' residence for the past 3 years. Petitioners recently completed construction of a two-tier deck on the rear of the existing dwelling as depicted in photographs identified as Petitioner's Exhibits 2A through 2D. Testimony indicated that due to a drainage problem, water lays along the rear foundation line and resulted in damage to an existing concrete slab at the rear entrance to the dwelling. Petitioners decided to replace the concrete slab with a wooden deck and added an upper deck to provide access to the second floor of the dwelling. However, the subject improvements have resulted in the need for the requested variances. Testimony and evidence presented indicated the Petitioners have obtained the approval of the community association as well as the adjoining neighbors on both sides of the subject property. Further testimony indicated the relief requested will not

result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of April, 1990 that the Petition for Zoning Variance to permit a private yard space of 410 sq.ft., more or less, in lieu of the required 500 sq.ft., and to amend the last approved Final Development Plan of Franklin Ridge, Section One, to permit a deck outside of the building envelope, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASHAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:mjs

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-417-A

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Due to the house settling it caused damage to the concrete slabs, which was a hazard to the entrance of the sliding glass doors and it needed to be replaced. We decided to replace it with a wooden deck. It had to be a double deck due to the french doors located on the upper level of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

1/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Legal Owner(s): (Type or Print Name) _____
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 2 o'clock P.M.

RECEIVED FOR FILING
DATE 4/5/90
BY J.R.H.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 4-5-90

Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, Maryland 21237

Re: Petition for Zoning Variance
CASE NUMBER: 90-417-A
N/S of Pennsbury Place, 170' E of Ridge Road
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HEARING: THURSDAY, APRIL 19, 1990 at 2:00 p.m.

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Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

JRH:gs

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE NORTH SIDE OF PENNSBURY PLACE WHICH IS 160 FT. WIDE AT THE DISTANCE OF 170 FT. EAST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET RIDGE ROAD WHICH IS 36 FT. PAVING WIDE BEING LOT # 117, BLOCK 1, SECTION 2 IN THE SUBDIVISION OF FRANKLIN RIDGE TOWNHOUSES AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 39, FOLIO # 52, CONTAINING .029 ACRES ALSO KNOWN AS 8810 PENNSBURY PLACE AND LOCATED IN THE 14th ELECTION DISTRICT.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

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J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Mr. & Mrs. Bowling

receipt
No. 1362
Date 2/13/90
PUBLIC HEARING FEES
QTY PRICE
010 - ZONING VARIANCE (1RL) 1 X \$35.00
TOTAL: \$35.00
LAST NAME OF OWNER: BOWLING
B 064*****3501a 0135F
Please make checks payable to: Baltimore County
Cashier Validation:

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 29, 1990.

THE JEFFERSONIAN,
S. Zake Olson
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
CASE NUMBER: 90-417-A
N/S of Pennsbury Place, 170' E of Ridge Road
8810 Pennsbury Place
14th Election District - 6th Councilmanic
Petitioner(s): Mark Allen Bowling, et ux
HEARING: THURSDAY, APRIL 19, 1990 at 2:00 p.m.

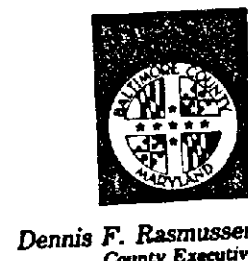
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
JRH:gs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 14th
Date of Posting 4/6/90
Posted for: Variance
Petitioner: Mark Allen Bowling, et ux
Location of property: N/S Pennsbury Pl., 170' E Ridge Rd.
8810 Pennsbury Pl.
Location of Sign: Along Pennsbury Pl., near N. & Ridge
on property of B. Haines
Remarks: _____
Posted by: JRH
Date of return: 4/6/90
Number of Signs: 1

receipt
No. 2195
Date 4/19/90
PUBLIC HEARING FEES
QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$113.49
TOTAL: \$113.49
LAST NAME OF OWNER: BOWLING
B 107*****11349a 2195F
Please make checks payable to: Baltimore County
Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 20, 1990



Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
N/S of Pennsbury Place, 170' E of Ridge Road
(8810 Pennsbury Place)
14th Election District - 6th Councilmanic District
Mark A. Bowling, et ux - Petitioners
Case No. 90-417-A

Dear Mr. & Mrs. Bowling:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 16, 1990



Mr. & Mrs. Mark A. Bowling
8810 Pennsbury Place
Baltimore, MD 21237

RE: Item No. 263, Case No. 90-417-A
Petitioner: Mark A. Bowling
Petition for Zoning Variance

Dear Mr. & Mrs. Bowling:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
13th day of February, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Mark A. Bowling, et ux

Petitioner's Attorney:

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 408
Towson, Maryland 21204
(301) 887-3354

March 9, 1990



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 259, 261, 262, 263, 264, 265, 266, 267, 268, and 270.

Very truly yours,

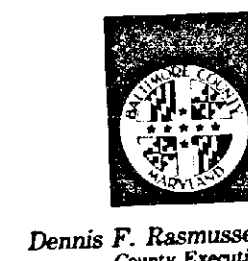
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

WR 2 1 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief

MARCH 14, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARK ALLEN BOWLING
Location: #8810 PENNSBURY PLACE
Item No.: 263 Zoning Agenda: MARCH 6, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

WR 1 6 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and 266.

For Item 259 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 90-154A - No. 819 Ridgely Road, we have no comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

EWB:s

WR 0 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

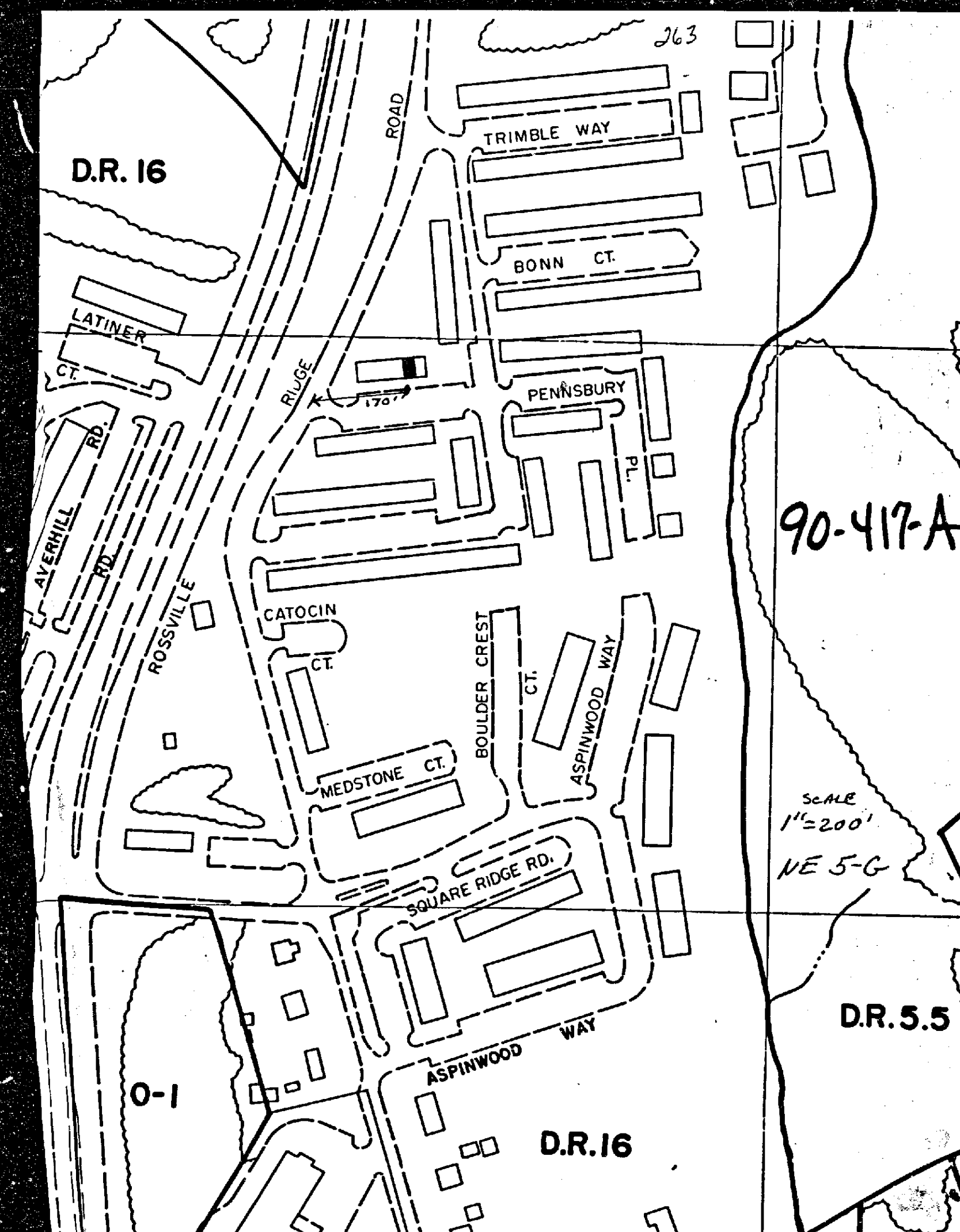
SUBJECT: Donald M. Miller, Item No. 296
Peggy Davison, Item No. 295
Emma Lou Tannenbaum, Item No. 305
Melvin Lee Bixler, Item No. 306
William L. Goodman, Item No. 266
Mark Allen Bowling, Item No. 263
Frederick P. Gick, III, Item No. 262

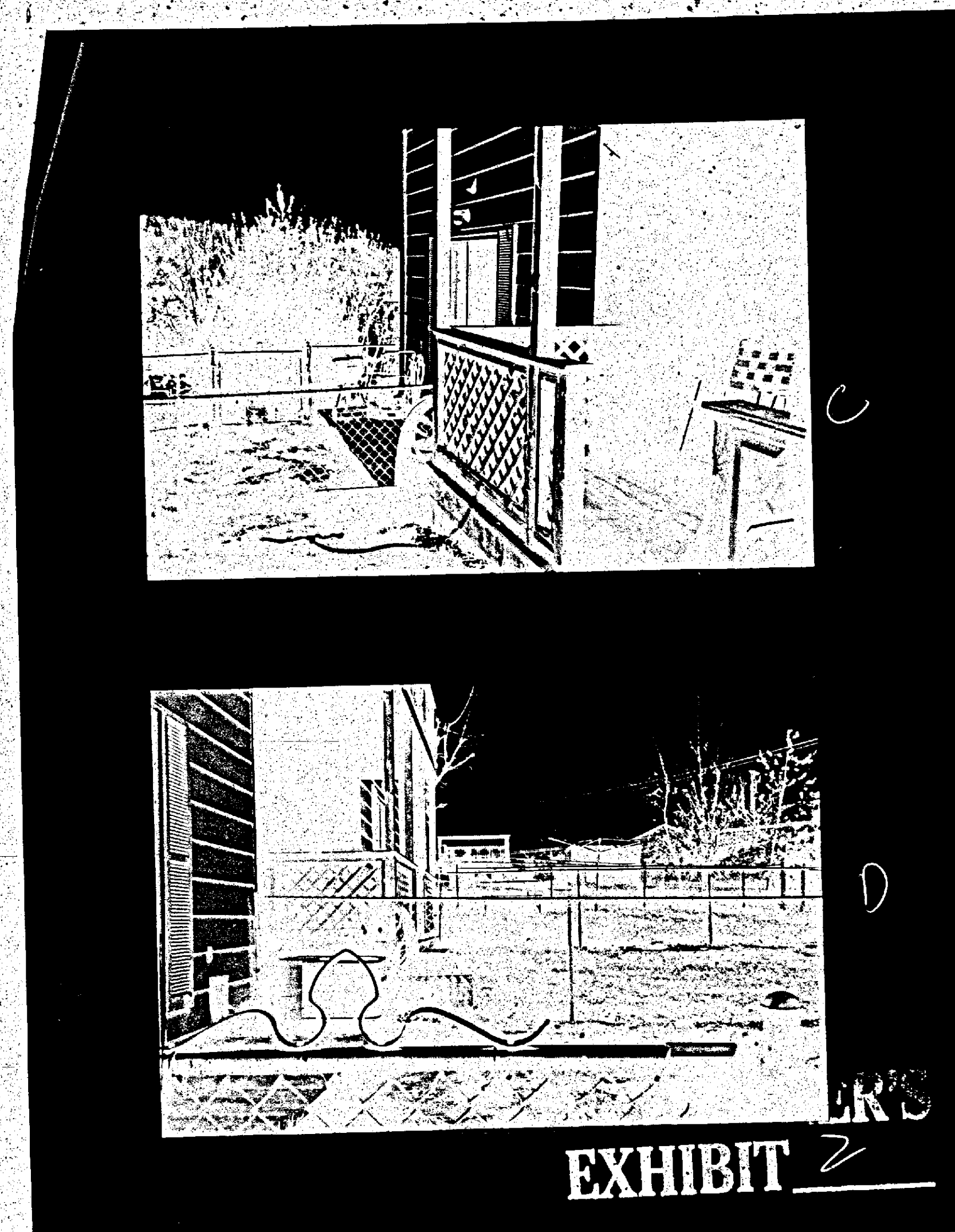
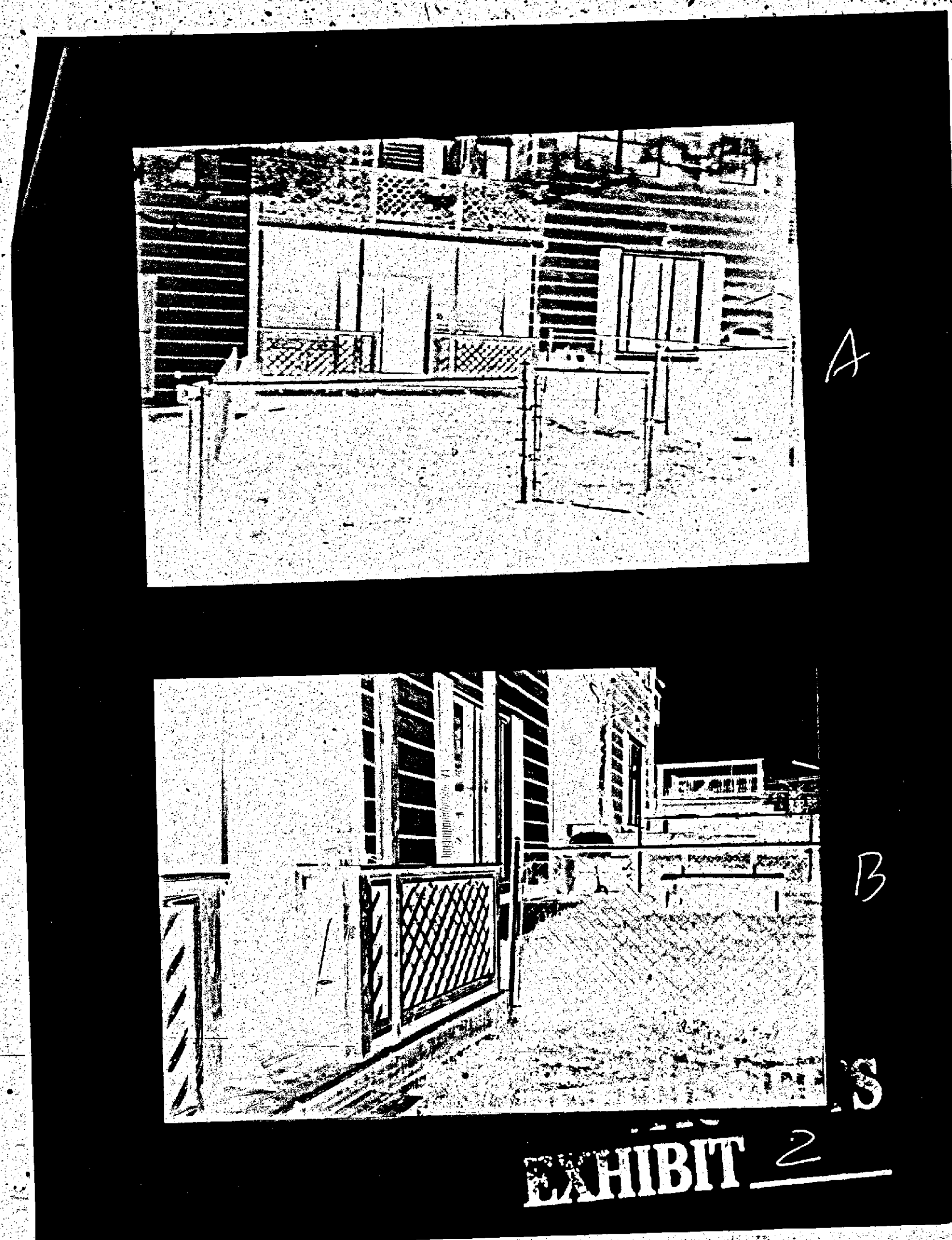
In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

WR 5 1990





To Whom it May concern

I have no objections to the deck at 8810 Pennsbury Place. The deck in no way overflows the property lines. I see no reason for the Bowlings to remove their deck.

Sincerely
Cynthia B. Hartline
8808 Pennsbury Pl.
Balt. Md. 21237

PETITIONER'S
EXHIBIT 3A

To whom it may concern,

My wife and myself have no objections to the deck at 8810 Pennsbury Place. It in no way overflows the property lines. We see no reason for the Bowlings to have to take down their deck.

Sincerely
Ronald B. Bohn
8812 Pennsbury Pl.
Baltimore, MD 21237

Ronald Bohn appeared before me on April 18, 1990 in Baltimore County, MD.
Dorothy C. Duwall
Dorothy C. Duwall
Commission expires 7/1/90

PETITIONER'S
EXHIBIT 3B

Property Management Resources, Inc. 363
9101 Guilford Road
Columbia, Maryland 21046
301-792-4830

February 12, 1990

Mr. John Lewis
Baltimore County Zoning Dept.

Re: Janice & Mark Bowling
8810 Pennsbury Place
Baltimore, Md. 21237

Dear Mr. Lewis,

This afternoon I spoke to your assistant Julie concerning the above referenced case. As I explained to Julie, we are very concerned that if Mr. & Mrs. Bowling are denied their deck, the community as a whole will suffer. It is my estimation that there are at least 100 decks in the Franklin Ridge HOA in which many may not have county approval.

I respectfully request that this consideration be given to Mr. & Mrs. Bowling until the homeowners association and the county can devise some type of acceptable arrangement.

Should you have any questions regarding this matter, do not hesitate to contact me. Thank you for your time and assistance.

Very truly yours
John W. Burke
PROPERTY MANAGEMENT RESOURCES, INC.

PETITIONER'S
EXHIBIT 3C